



CHATTERTON | REES



91a Clapham Common North Side

, London, SW4 9SG

£1,435,000



# 91a Clapham Common North Side



## Description

An impressive split-level apartment set across the ground and lower ground floors of this handsome Victorian building, with far-reaching views over Clapham Common. Extending to approximately 1500 sq ft, the property offers excellent proportions, high ceilings and an abundance of natural light throughout.

The ground floor features a beautifully presented reception room to the front, with a bay window, wooden flooring and bespoke cabinetry. To the rear, a stylish kitchen/dining room is fitted with shaker-style units, integrated appliances and a central island, with sliding doors opening onto a private patio garden, ideal for entertaining. The garden also benefits from rear access onto Stormont Road. A separate WC completes this level.

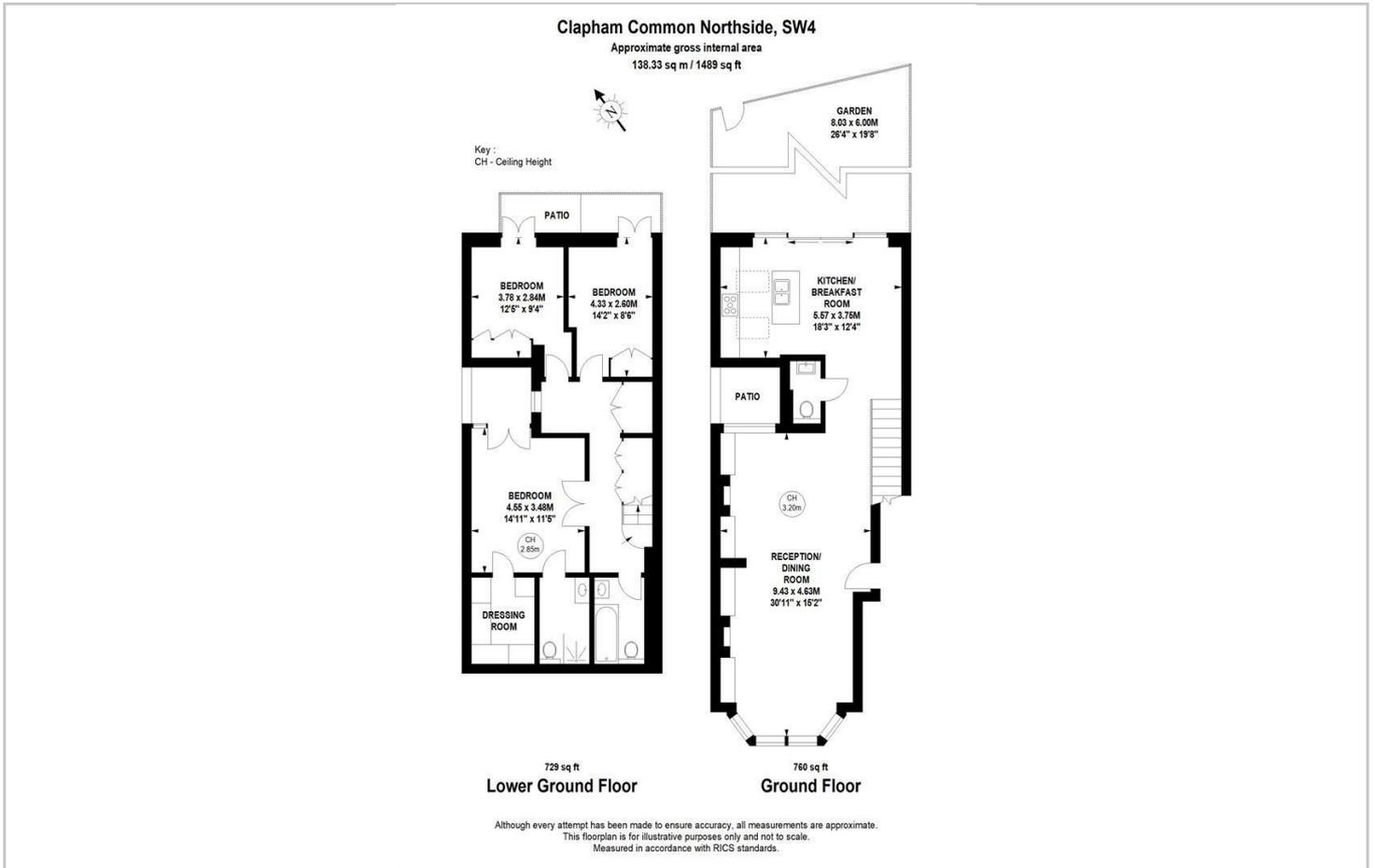
The lower ground floor comprises three double bedrooms. The principal suite offers a walk-in wardrobe, en suite shower room and access to a private lightwell. Two further bedrooms, both with built-in storage, are served by a family bathroom.

- Three Bedrooms
- Split Level
- Excellent Condition
- Share Of Freehold
- Private Garden
- High Ceilings
- Common Views
- Close to Transport

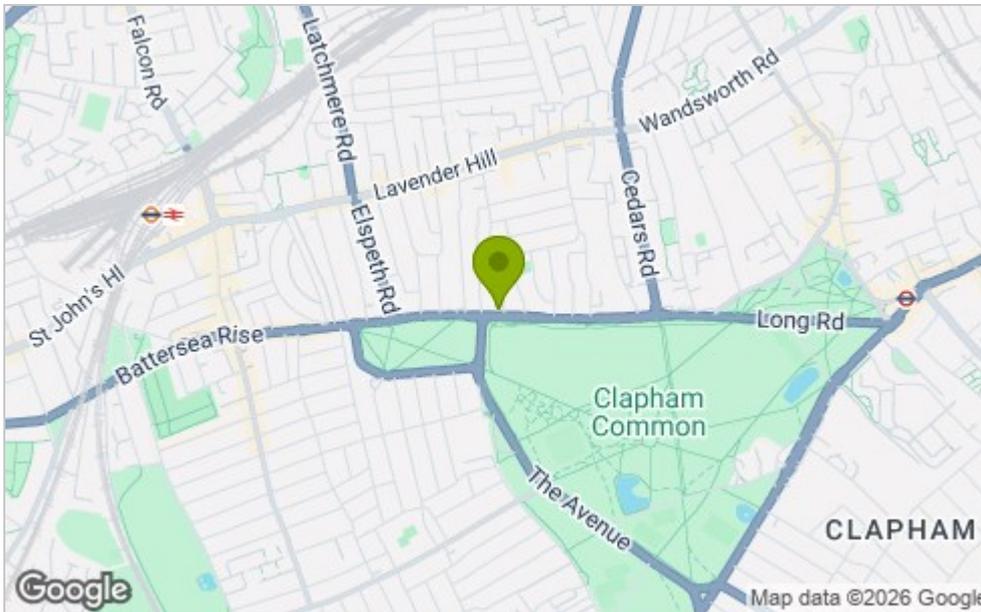




## Floor Plan



## Area Map



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

